

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Oceanside Properties & Development **Case #:** 6-R-01

Date: March 27, 2001

Comments:

1. No comment.

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Division: Police

Member: Det.C.Cleary-Robitaille

Project Name: Oceanside Properties & Dev.

Case #: 6-R-01

Date: 3-27-01

Comments:

Stairwell doors, at grade level, should not allow entry. These doors should have an annunciator should they be blocked open.

Parking garage and stairwells should be monitored.

Safe deposit boxes should be provided at the desk. Room safes are not usually secure.

Guest rooms and all secondary entry points should be on an access control system that is capable of eliminating access, provides an audit trail, and does not involve a master key system.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Oceanside Properties & Development **Case #:** 6-R-01

Date: 3/27/01

Comments:

1. Verify that the minimum 35% site landscape area requirement is met. Note that the definition of "landscape area" includes planting at ground level (parking deck areas do not count). An overlay defining the locations of landscape areas" may be required.
2. Make sure that the requirement for ½ of the street trees to be shade trees is met. The labeling of certain of the trees is unclear.
3. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

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Division: Airport

Member: Alex Erskine 938-4966

Project Name: Oceanside Properties & Development **Case #:** 6-R-01

Date: March 27, 2001

Comments:

A Notice of Proposed Construction or Alteration form must be filed with the FAA if any construction crane or equipment will exceed 200 feet above the ground. Please contact me at the number listed above for the appropriate forms if it is determined that any construction crane or equipment will exceed 200 feet in height.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Oceanside Properties & Development
Pelican Beach Hotel

Case #: 6-R-01

Date: March 27, 2001

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAl Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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SITE PLAN REVIEW AND COMMENT
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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Oceanside Properties & Development Inc. **Case #:** 6-R-01

Date: March 27, 2001

Comments:

1. Worse case, sewer and or water impact fees would be \$65,625 for guest rooms only. Additional information would be needed for final impact fee.
2. See SFBC Sec. 4612 for requirements on garage drains and requirements for a Sand and Oil Interceptor. Roof drains for garage (top deck) and residential building are a separate system and bypass Sand & Oil Interceptor.
3. Provide site plan showing storm water retention and related calculations.
4. Provide site plan showing sanitary sewer services.
5. Provide site plan showing all water services. Note: separate tap from water main required for fire service.
6. Note: if cooling tower is being used and requires make up water, show separate water meter and service on site plan.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Oceanside Properties & development **Case #:** 6-R-01

Date: 3-27-01

Comments:

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Civil site plan required showing fire main, hydrants, DDC and FDC's.
- 3) Flow test required.
- 4) Be sure to consider 3120.3 (6) of the SFBC for the garage.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Oceanside Properties & Development **Case #:** 6-R-01

Date: 3/27/01

Comments:

1. Provide a text narrative illustrating compliance with Ordinance No. C-00-26 section 7 Neighborhood Compatibility Requirements and Design and Compatibility Criteria for developments in RMH-60 zoning districts east of the Intracoastal waterway.
2. Provide an updated shadow study for new development proposal in compliance with section Ord. # C-00-26.
3. Parking for health spa is calculated at 1/200 not 1/250.
4. Hotel accessory uses shall comply with section 47-19.8.A.
5. Yard modifications shall be reviewed and approved by the Planning and Zoning Board in accordance with requirements of section 47-23.11.
6. Additional comments may be discussed at DRC meeting.

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SITE PLAN REVIEW AND COMMENT REPORT

Division: Planning

Member: Lois Udvardy
761-5862

Project Name: Oceanside Properties & Development **Case #:** 6-R-01

Date: March 27, 2001

Comments:

1. In regard to the Shadow Study, provide an enlarged site plan drawing with an accurate representation of the mean high water line which indicates the percentage of area shadowed for March 21 at 3:00, 4:00 and 5:00 pm. In other words, superimpose the surveyed M.H.W.L. and the shadow study drawing over the site plan.
2. The angles of the sun's rays at 5:00 p.m. appear to be coming from the same direction as those at 4:00 p.m., please explain, as 5:00 p.m. appears to be incorrect.
3. Confirm Shadow Study is for current 147' structure and not the previous 115' structure.
4. Parking for the health spa is 1/200.
5. Floor Area Calculations seem to be incorrect, please confirm calculations for each floor and for the total with breakdown for all parking and all nonparking space.
6. Provide a birds eye view 3-D isometric mass outline of the proposed building, superimposed on an aerial photo.
7. Provide mass outline of adjacent buildings on each elevation.
8. Provide additional architectural detailing on south elevation.
9. Discuss wall extending to south beyond property line.
10. Provide setback dimensions on site plan and elevations.
11. Discuss chart. Is 176'-5" the distance from property line to structure on the north side?
12. Revise criteria to reflect adjacent property on the north and south sides not The Palms.

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13. Development requires a valet parking agreement.
14. Pursuant to the City's Comprehensive Plan, Coastal Management Element, and Ord. 00-26 (Nov. 7, 2000), page 12 submit an evaluation of how development complies with hurricane evacuation.
15. Pursuant to Ord. 00-26, page 13, all development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal, must comply with the Design and Community Compatibility Criteria. Provide a narrative on how this development meets that criteria.
16. All pertinent comments from January 9, 2001 review still apply to this revised site plan.
17. Additional comments may be forthcoming at DRC meeting.

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Division: Engineering

Member: Tim Welch
761-5123

Project Name: Oceanside Properties & Development **Case #:** 6-R-01

Date: 3-27-01

Comments:

Engineering Comments will be available at the DRC Meeting.